Park Rôw



Rosehill, Rawcliffe Bridge, Goole, DN14 8NP

Offers Over £140,000

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** GARAGE ** IDEAL FOR TIME TIME BUYERS ** Situated in Rawcliffe Bridge , the property briefly comprises: Porch, Lounge, Dining Room and Kitchen. To the first floor are two bedrooms and a Bathroom. Externally, there is a front courtyard and a fully enclosed rear courtyard with a detached Garage and off street parking. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.








TOWER



















PROPERTY OVERVIEW

Situated in the popular village of Rawcliffe Bridge, this home offers comfortable living accommodation with a number of practical features throughout. A particular highlight is the attractive archway between the lounge and dining room, creating a lovely sense of flow between the two spaces while allowing natural light to travel through the home. This inviting layout is ideal for both everyday living and entertaining, providing distinct areas to relax and dine while enhancing the feeling of space and brightness. The property also benefits from a bathroom fitted with two sinks, offering added practicality and convenience.

Externally, the low-maintenance rear garden provides an ideal space to enjoy the outdoors without the demands of extensive upkeep, with a decked seating area perfect for relaxing, entertaining guests or enjoying warmer days. A door provides direct access into the single detached garage, while a dedicated parking space to the rear adds further convenience and valuable off-road parking.

Rawcliffe Bridge offers a village setting with a sense of community, making it an appealing location for a range of buyers. The surrounding area provides access to nearby towns and local amenities, with road links offering convenient connections for commuting and everyday travel. Combining versatile living accommodation, outdoor space and practical parking and storage, this property on Rosehill presents an opportunity for buyers seeking a home in a pleasant village location.

GROUND FLOOR ACCOMMODATION

Porch
3'3" x 2'9" (1.00m x 0.86m)

Lounge
12'10" x 11'11" (3.93m x 3.64m)

Dining Room
12'11" x 12'8" (3.95m x 3.88m)

Kitchen
14'2" x 7'8" (4.33m x 2.36m)

FIRST FLOOR ACCOMMODATION

Bedroom One
12'11" x 12'0" (3.95m x 3.67m)

Bedroom Two
12'10" x 6'11" (3.92m x 2.11m)

Bathroom
10'5" x 7'5" (3.18m x 2.27m)

EXTERIOR

Front
Front walled courtyard area with gate access.

Rear
Paved walkway down to the Garage, pebbled area and decked seating area.

DIRECTIONS

From our branch on Pasture Road head North towards Third Avenue, at the roundabout, take the first exit onto Centenary Road and turn left onto Airmyn Rd/A614. At the roundabout, take the third exit onto Rawcliffe Road/A614, take the first exit on the next roundabout and stay on Rawcliffe Rd/A614. At the roundabout, take the second exit and stay on Rawcliffe Rd/A614 finally at the roundabout, take the first exit and stay on Rawcliffe Rd/A614. Next, turn left onto The Green and continue straight onto Station Road. Continue into Rawcliffe Bridge on Bridge Lane. The property can be located on the left hand side and can be clearly identified by our Park Row 'For Sale' board.

AGENT NOTE

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: East Riding County Council
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage

for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

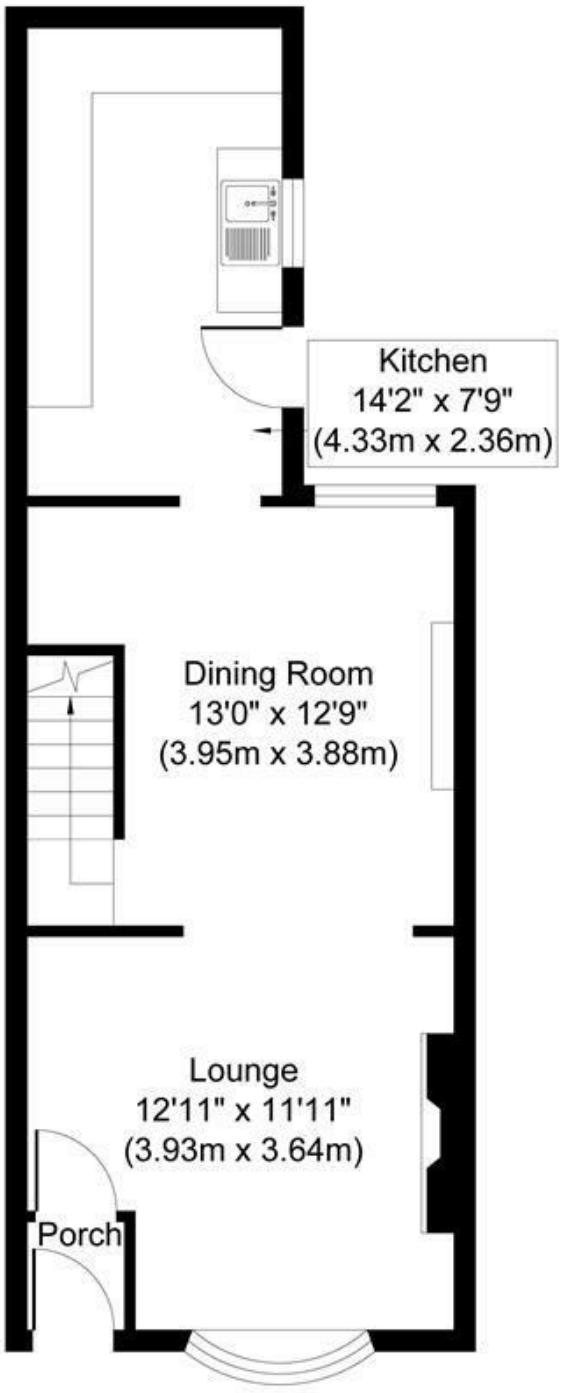
In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



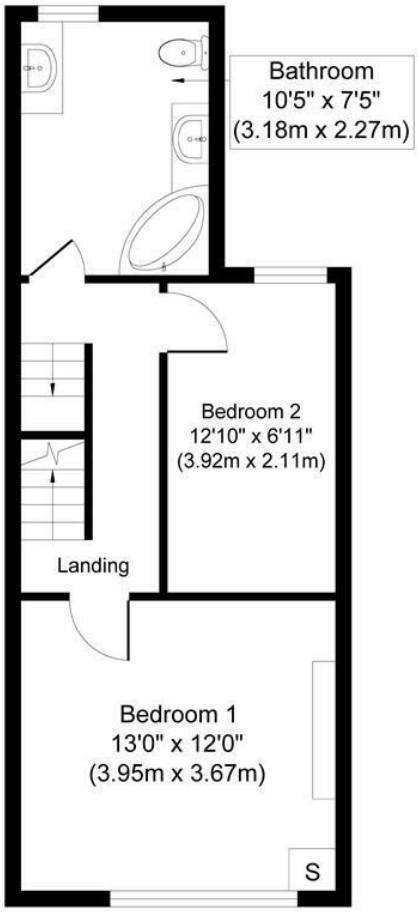
Ground Floor
Approximate Floor Area
440 sq. ft
(40.89 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor
Approximate Floor Area
407 sq. ft
(37.84 sq. m)

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